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March 29, 2013

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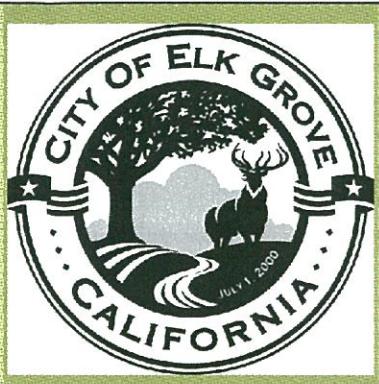
Subject: City of Elk Grove General Plan and Housing Element Annual Report 2011

Please find attached the City of Elk Grove's General Plan and Housing Element Annual Progress Report for the calendar year 2012 in compliance with Government Code Section 65400.

If you have any questions regarding the annual report, please feel free to contact me at (916) 478-3619.

Sincerely,

Taro Echiburu
Planning Director
Development Services – Planning



2012 General Plan Annual Progress Report

Elk Grove
California

Prepared By:
Development Services
March 2013

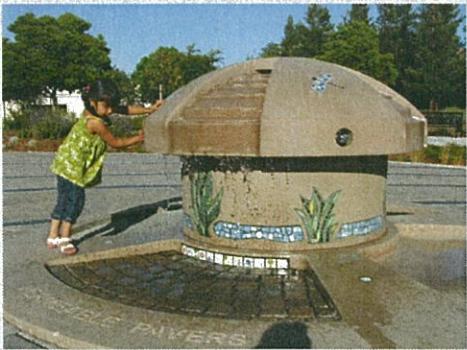


Table of Contents

Overview	1
General Plan Background	1
Departmental Responsibilities	3
2012 Amendments to the General Plan.....	4
Major Milestones and Projects	4
Status of General Plan Implementation Actions	5
Housing Element Annual Progress Report	8

Overview

California law requires each general law city and county to adopt a comprehensive, long-term General Plan to guide the physical development of the county or city and any land outside its boundaries that bears a relationship to its planning activities. The General Plan serves as a blueprint for future growth and development; the blueprint to “Build a City.” As such, the plan contains policies and programs designed to provide decision makers with a solid foundation for land use and development decisions.

State law further requires certain cities and all 58 counties to complete an annual review of the General Plan to ensure that the goals, policies, and plans of the General Plan are being implemented. The annual review is prepared in the form of an Annual Progress Report (APR). The APR is presented to the local legislative body for its review and acceptance, and then forwarded to the Governor’s Office of Planning and Research (OPR), and the California Department of Housing and Community Development (HCD). Only charter cities are exempt from the requirement to prepare an APR unless the charter stipulates otherwise.

State law requires that the General Plan Annual Report be completed and submitted to the State by April 1 of each year. This report covers the previous calendar year for which it is being completed. This Annual Progress Report looks at the City of Elk Grove’s (City) progress towards implementing its General Plan during the 2012 planning year and is completed for the April 2013 deadline.

General Plan Background

Upon incorporation in July 2000, the City adopted the Sacramento County General Plan. Soon thereafter, the City embarked on an intensive process of crafting the first General Plan for the City. The resulting plan was adopted on November 11, 2003. Citizen participation played an important role in preparing the Elk Grove General Plan. Because the General Plan needs to reflect community goals and aspirations, citizens were involved with issues identification and goal formulation. The public and various civic and professional organizations were consulted during the Plan preparation stage whenever possible. Numerous public meetings were held to discuss the Plan.

The City’s General Plan includes not only the seven mandated elements of a General Plan as required by State law (land use, circulation, housing, noise, safety, conservation, and open space), but additional topics of special and unique concern to the community, including economic development, air quality, historic resources, parks and trails, and public facilities and finance. The contents of the City’s General Plan elements are summarized below.

Land Use Element <i>Government Code</i> <i>Section 65302(a)</i>	Provides City policies for the use and development of land for public and private uses. Defines land use categories and includes the Land Use Policy Map, which illustrates the City's land use policies. General distribution and intensity of land uses for housing, commercial uses, institutional uses, public facilities, and open space. Urban design is also discussed in this element.
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Circulation Element <i>Government Code Section 65302(b)</i>	The Circulation Element provides City policies for all types of transportation in Elk Grove: vehicles (auto and truck), light and heavy rail, public transit, bicycling, pedestrian, and air. The Circulation Element includes master plans for roadways, bicycle transit, and other transit modes, and defines the level of service (or level of congestion) which the City will seek to maintain on roadways. Also addresses congestion management requirements pursuant to Government Code Section 65088 et seq.
Housing Element <i>Government Code Section 65583</i>	Provides the City's policies related to providing safe and affordable housing for all of the City's current and future residents. Identifies developmental constraints, and includes policies and action programs for providing adequate housing.
Economic Development Element <i>Optional Element as discussed in Government Code Section 65303</i>	The Economic Development Element provides City policy on the creation of a more vibrant, diverse economy in Elk Grove, including the creation of new jobs and commercial opportunities. This Element provides a framework for the City's overall economic development program, identifying which types of businesses the City should seek to attract, how the City can attract these uses (through incentives, infrastructure programming, land use policies, etc.), and how this effort should be coordinated among various City departments.
Public Facilities and Finance Element <i>Government Code Section 65302(b)</i>	This Element addresses a variety of public facilities--generally, the "infrastructure" which is needed to support existing and future development (water, sewer, parks, schools, etc.). This Element also addresses how those public facilities provided by the City will be financed, addressing for example the so-called "zipper street" issue. This Element will also provide overall City policy regarding the City's finances, including how the City will provide funding for public facilities and infrastructure.
Historic Resources Element <i>Optional Element as discussed in Government Code Section 65303</i>	This Element will address how the City will preserve and enhance the many historic structures which exist in Old Town and other portions of the community. This Element summarizes the historic resources which exist in the City and provides policies and action items to help provide additional protections for these resources, potentially including City review of alterations to historic buildings.
Parks, Trails, and Open Space Element <i>Government Code Section 65560</i>	Although the City does not provide park and recreation services, this Element describes the policies the City will implement to cooperate with the Cosumnes Community Services District (CSD) to ensure that parks and recreation facilities are available. This Element also addresses the issue of Open Space, which could include a variety of lands whose long-term use involves remaining undeveloped.
Safety Element <i>Government Code Section 65302(g)</i>	A number of potential safety hazards exist in the City, including the Suburban Propane facility, several rail lines, and potential flooding. This Element will define how the City will deal with all of these issues, both in this Element and through land use and other policies in other elements of the General Plan, and how the City will cooperate with other agencies (such as the CSD) which provide public safety services.

Noise Element
*Government Code
Section 65302(f)*

Noise, or "unwanted sound" is a byproduct of modern life, generated by the vehicles, machines, and other items which are part of our everyday lives. The Noise Element defines the level of noise which is acceptable in different types of areas (residential, office, industrial, etc.) and how the City will achieve those noise levels.

Conservation and Air Quality Element
*Government Code
Section 65302(d)*

This Element addresses the conservation of limited resources, including land, energy, etc., as well as measures the City will implement to improve air quality in Elk Grove and the region. This Element's policies are closely tied to policies in other Elements (particularly Land Use and Circulation) to address how the City, through its land use policies, its review of projects, and its own operations, can conserve natural resources and reduce impacts on air quality. This Element contains a broad range of strategies intended to encourage the use of alternative transportation to both reduce traffic on local roadways and decrease air pollutant emissions from private vehicles.

The City has drafted a Sustainability Element for future inclusion in the City's General Plan that aims to incorporate a balance between social, environmental, and economic goals and ideas. This element will highlight the City's focus on the current and future quality of life within the City and anticipated to be added to the General Plan in 2013. The City's General Plan meets the requirements of the California Government Code and Office of Planning and Research's 2003 General Plan Guidelines.

Departmental Responsibilities

Implementation of the General Plan is the responsibility of the numerous departments and teams in the City. City departments responsible for implementation of the General Plan include:

- City Manager's Office
- Planning Department
- Building Department
- Public Works Department
- Finance Department
- Public Information Officer
- Police Department

Additionally, there are several other governmental agencies that provide services within the City's corporate boundary. While these agencies are neither part of the City's operational structure nor directly responsible for implementation of the General Plan, the City does coordinate its activities with these other agencies and relies upon their assistance for full implementation of the General Plan. These additional agencies include, but are not limited to, the:

- Cosumnes Community Services District
- Elk Grove Unified School District
- Sacramento County Water Agency
- Elk Grove Water Service
- Sacramento Area Sewer District

2012 Amendments to the General Plan

State law allows the City to amend its General Plan no more than four times per year. Amendments may be proposed and acted upon at any time during the year and one action may include multiple amendments. Any changes to the General Plan require public hearings by the Planning Commission and City Council and evaluation of the environmental impacts as required by the California Environmental Quality Act.

In 2012, two amendments to the General Plan were approved by the City Council. Both amendments were associated with a single project consisting of a conference/meeting center that required an amendment to the General Plan Land Use Map and text amendments to the General Plan Housing Element. Below is a description of the General Plan amendments.

The Falls of Elk Grove, Planning Project File #: EG-11-053 - The General Plan amendments associated with The Falls of Elk Grove Project consisted of 1) amending the General Plan land use designation for the property by replacing High Density Residential to Commercial/Office/Multi-Family, and 2) removing the project site from the City's list of Vacant/Underutilized Sites as identified in Table 1-30 of the General Plan's Housing Element.

Major Milestones and Projects

The City undertook and/or completed several major milestones and projects during the 2012 planning year, including:

- Assisted in relocating the California Correctional Health Care Services Headquarters to the City, which brought roughly 1,500 high-quality jobs to the local economy – helping balance the City's jobs-to-housing ratio.
- Reduced development impact fees and commercial building fees to make the City regionally competitive. In addition, business license fees were reduced by 90 percent.
- Introduced “Tenant Improvement Tuesdays” to improve customer service to the business community. This allows project applicants to meet one-on-one with City staff to process smaller tenant improvement building permits, in most cases on the same day.
- Introduced “ElkGroveSiteSearch.com” which is a new site selection tool that combines economic, planning, infrastructure, geographic, and demographic information into a ‘one-stop-shop’ business portal on the Web.
- Completed minor amendments to the City’s Zoning Code to clarify the various planning entitlements and development standards, and correct inconsistencies (i.e. parking reduction permit, setbacks between buildings, canopy clearance height, indoor shooting ranges, and mobile food vending). A new chapter was also added to the Zoning Code relating to the cultivation of marijuana.

- Initiated the construction of a state-of-the-art special waste facility that will allow residents to dispose of household hazardous waste locally (batteries, paint cans, electronic waste). The facility is slated to open later this year.

Status of General Plan Implementation Actions

The table below provides an analysis of selected General Plan policies and action items that made notable progress in 2012. Thus, the table is not a comprehensive list of all policies and action items of the General Plan. As the majority of the General Plan policies and related action items have been implemented through the adoption of ordinances or resolutions, incorporated into the regular governmental activities of the applicable departments, or included in development proposals as they are reviewed for consistency with the City's policies, the purpose of providing the selected 2012 General Plan implementations in the table below is to streamline the review and highlight the annual progress in an efficient manner. A comprehensive list of all General Plan policies and action items with the status and/or implementation can be viewed in prior General Plan Annual Progress Reports.

A review of the Housing Element implementation status for all action items, and progress towards meeting the City's Regional Housing Needs Assessment, is provided in the subsequent section, beginning on page 8.

General Plan Policy/Action	2012 Implementation
Conservation and Air Quality Element	
Policy No. CAQ-1 Reduce the amount of water used by residential and non-residential uses by encouraging water conservation.	The City joined the California Property Assessed Clean Energy (PACE) Program, which provides a cost effective means of offering property owners the opportunity to make energy and water efficiency retrofits and improvements to their property. The California PACE Program is available to commercial property and available to certain residential properties not subject to Federal Housing Finance Agency (Fannie Mae and Freddie Mac) guidelines. Examples of energy and water saving property improvements include: high efficiency air conditioners, dual-pane windows, renewable energy – such as solar photovoltaic panel systems, insulation, cool roofs, and other such permanently installed energy efficient improvements.
Action No. CAQ-19-Action 7 The City shall permit stream channel realignment only: <ul style="list-style-type: none">• When necessary to eliminate flood hazards, after alternatives to provide flood capacity while protecting the natural alignment have been shown to be infeasible; or• To protect and preserve natural	The City purchased 3.7 acres of land adjacent to Elk Grove Creek - north of the Elk Grove Blvd / State Route 99 interchange - for use as flood control and floodplain restoration. The property is one of the few parcels that remain undeveloped in the Elk Grove Creek watershed, and the purchase of the property would give the City an opportunity to restore and improve the current floodplain consistent with the flood protection and water quality policies of the Storm Drainage Master Plan as well as the City's

City of Elk Grove
General Plan Annual Progress Report – 2012 Plan Year

<p>features and vegetation which would otherwise be removed; or</p> <ul style="list-style-type: none"> • If the existing channel has been significantly disrupted by agricultural improvements or other man-made changes. 	<p>General Plan.</p>
Economic Development Element	
<p>Action No. ED-7-Action 2 In cooperation with the private sector, support efforts to provide a supply of land ready for the development of buildings (that is, land with all infrastructure in place) and available for development of uses in target markets.</p>	<p>Development Services has enacted numerous policy changes and streamlining efforts to make the entitlement process as quick, efficient, and straightforward as possible. In 2012, the City began the process of entitling land in what is known as the South East Policy Area to provide an additional supply of employment generating land uses.</p>
<p>Action No. ED-11-Action 2 Develop small business assistance programs, including but not limited to below market interest rate loans and creating new or expanding existing business plans.</p>	<p>In 2012, the City published a “Small Business Start-Up Guide” that provides information and resources to local small businesses.</p>
<p>Policy No. ED-17 Work to remove both real and perceived barriers to development, particularly for constrained sites. Potential strategies include:</p> <ul style="list-style-type: none"> • Conduct a thorough inventory of vacant and underutilized land designated for commercial and industrial uses and identify opportunities for pre-development studies (i.e., Phase I analysis, site assembly, right-of-way improvements) which could be done by the City or the private sector to facilitate development of key sites. • Streamlining City administrative and regulatory processes wherever possible. Reduce inefficiencies, overlap, and time delays associated with these processes. <p>Simplifying the development review process for small-scale changes to previously approved site plans and buildings.</p>	<p>The City launched a web-based program in 2012 that allows businesses or brokers to search for available sites in Elk Grove and provides detailed information about each site including site status. The City also has continually made changes in its Development Services and Business License policies to streamline the process. Additional efforts will be on-going.</p>
<p>Policy No. ED-20 Provide incentives for private reinvestment in underutilized commercial areas where adequate infrastructure exists.</p>	<p>The City completed the existing incentive program that encouraged efficient utilization by offering incentives for the re-use of vacant buildings or location on infill parcels within targeted</p>

City of Elk Grove
General Plan Annual Progress Report – 2012 Plan Year

	commercial areas.
Policy No. ED-23 Designate an Economic Development Coordinator on City staff with responsibility for promoting economic development opportunities and implementing and tracking the progress/effectiveness of the policies and actions of the current Economic Development Plan.	The City's Economic Development Coordinator has been preparing a performance measurement tracking system that will be implemented in 2013.
Historic Resources Element	
Action No. HR-1-Action 1 Develop and update a comprehensive Historic Resource inventory using the National Register, the California Register, California Historical Landmarks, California Points of Historical Interest, and any other structures or properties the City Council determines to have historic value. The Inventory should contain a map that shows the location of all of the structures with a historically significant designation, and a list of all of the historically significant structures within Elk Grove.	As part of the Elk Grove Historic Context Statement that was completed in 2012, a total of eighty DPR 523A forms were also completed. The completion of the DPR 523A forms consisted of windshield and reconnaissance surveys, and the recording of character-defining features for each resource. The DPR forms will assist in planning decisions and provide an immediate response in regards to a property's historic significance without needing to research the individual property. The DPR 523A forms may be viewed at the following link: http://egplanning.org/commissions-committees/preservation/index.asp
Action No. HR-3-Action 3 Use grants and funds available to the City for historic preservation, such as the Community Development Block Grant (CDBG) and the California Heritage Fund (provided by the Safe Neighborhood Parks, Clean Water, Clean Air and Coastal Protection Bond Act of 2000).	In 2012, the City completed the Elk Grove Historic Context Statement, which was partially funded by a \$22,500 Certified Local Government grant. The Citywide Historic Context Statement will be used to provide a framework for evaluating resources in the City and assist in the land planning process.
Housing Element	
<i>See Housing Element Program Implementation Status on page 8</i>	
Land Use Element	
Policy No. LU-13 The City will work with the Sacramento Local Agency Formation Commission to establish and update a Sphere of Influence, which reflects the City's near-term goals for potential additions to the corporate boundaries.	The initial Sphere of Influence (SOI) was adopted in 2001, which is coterminous with the City's boundaries. In May 2008, the City submitted a Sphere of Influence Amendment (SOIA) application to the Sacramento Local Agency Formation Commission (LAFCo) that proposes to expand the existing SOI boundary immediately south and southeast of the current boundaries. The SOIA application remains in process. In November 2012, LAFCo released the SOIA Draft Environmental Impact Report (DEIR) for circulation to commence the 45-day public review

City of Elk Grove
General Plan Annual Progress Report – 2012 Plan Year

	period. In May 2012, LAFCo determined that a revised DEIR would need to be prepared and anticipates the DEIR to be recirculated in early 2013.
Policy No. LU-39 The City shall coordinate with regional planning agencies setting land use and environmental policies and programs and cooperate in the implementation of programs consistent with General Plan policy.	In April 2012, the Sacramento Area Council of Governments (SACOG) Board of Directors adopted the Metropolitan Transportation Plan / Sustainable Communities Strategy (MTP/SCS) 2035. The City is a member agency and an active participant in the implementation of the MTP/SCS 2035.
Safety Element	
Action No. SA-5-Action 3 Participate in State mutual aid agreements with neighboring cities and counties; State and federal emergency relief agencies; and private enterprises such as Red Cross, Salvation Army, and local medical institutions to assist in shelter, relief, and first aid operations. Encourage cooperation among adjacent communities to provide backup fire suppression and law enforcement assistance in emergency situations.	In 2012, the City completed its update to the Sacramento County Local Hazard Mitigation Plan (LHMP). The City is a participant with the County and six other incorporated cities. The LHMP update provides communities the opportunity to identify a wide range of natural hazards that could potentially threaten communities; and assesses the risks from those hazards to help develop plans, activities or actions to mitigate those risks.

Housing Element Annual Progress Report

Overview

In an effort to address state-wide housing needs, the State of California requires regions to address housing issues and need based on future growth projections for the area. HCD allocates regional housing needs numbers to regional councils of governments throughout the state. The Regional Housing Needs Plan (RHNP) for the Elk Grove is developed by the Sacramento Area Council of Governments, and allocates to cities and the unincorporated counties their “fair share” of the region’s projected housing needs, or the Regional Housing Needs Allocation (RHNA). The needs plan allocates the needs allocation based on household income groupings over the planning period.

The intent of the RHNP is to ensure that local jurisdictions address not only the needs of their immediate areas but also fill the housing needs for the entire region. Additionally, a major goal of the RHNP is to assure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population.

State law requires the City to identify its progress in meeting its share of the regional housing needs allocation and to identify local efforts to remove governmental constraints to housing. The City’s General Plan Housing Element identifies solutions to meeting these objectives and reflects the Regional Needs Plan and Regional Housing Needs Allocation for the Sacramento region.

Regional Housing Needs Plan

The Sacramento Area Council of Governments, along with the City and the other jurisdictions in the region, has prepared a Regional Housing Needs Plan (RHNP) for the 2006-2013 planning period. The RHNP identified a total of dwelling units as the City's "fair share" of the regional needs total. The table below identifies the breakdown of this number for each of the four income categories covered by the RHNP for the City.

Income Category	RHNA
Extremely Low Income	1,697
Very Low Income	1,697
Low Income	2,240
Moderate Income	2,047
SUBTOTAL AFFORDABLE UNITS	7,681
Above Moderate	3,633
TOTAL	11,314

The attached tables (Tables A and B) list the number of dwellings constructed to date under the current RHNA, as required by HCD.

Housing Element Program Implementation

State law requires the City to complete a specific review of the implementation of the programs in the Housing Element. The attached tables (Table C) list out each of the programs in the Housing Element and indicate the timeframe to complete the program and the City's efforts to date. As the table shows, the City is on track with implementation of its Housing Element.

Removal of Governmental Constraints to Housing

The Housing Needs Assessment of the General Plan states that the development standards for residential development in the City do not constrain the development of new housing or affordable housing. It identifies significant constraints as generally being non-governmental, including high land and construction costs, lack of gap funding for affordable projects, and a variety of other market factors.

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ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Table A
Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions, and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income					
(9) Total of Moderate and Above Moderate from Table A3	▲										
(10) Total by income Table A/A3	►										
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Table A2

Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Income			(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	
(1) Rehabilitation Activity	0	0	0	0
(2) Preservation of Units At-Risk	0	0	0	0
(3) Acquisition of Units	0	0	0	0
(5) Total Units by Income	0	0	0	0

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Table A3

**Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	173	0	0	0	0	0	173
No. of Units Permitted for Above Moderate	196	0	0	0	0	0	196

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

		Enter Calendar Year starting with the first year of the RHNAs allocation period. See Example.				Up to 2009				2010				2011				2012				Total Units to Date (all years)				Total Remaining RHNAs by Income Level				
		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28
Income Level		Deed Restricted	3,394				146	0	126	0																				
Very Low		Deed Restricted Non-deed restricted	3,394								0	0																	272	3,122
Low		Deed Restricted Non-deed restricted	2,240					395	10	145	0																		550	1,690
Moderate		Deed Restricted Non-deed restricted	2,047						7	3	0	0																10	1,788	
Above Moderate		3,633							1,146	0	191	196																76	1,337	2,100
Total RHNAs by COG, Enter allocation number:		11,314						1,694	13	538	369																2,245	8,700		
Total Units		▲ ▲ ▲																												
Remaining Need for RHNAs Period		▲ ▲ ▲ ▲ ▲																												

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CC Title 25 §6202)

Table C

Program Implementation Status

Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
Action	Implementation	Time Frame:	Result/Effectiveness
H-1 Action 1	To ensure adequate sites are available throughout the planning period to meet the City's RHNA, the City will continue to annually update, as legally required, an inventory that details the amount, type, and size of vacant and underutilized parcels to assist developers in identifying land suitable for residential development and that also details the number of extremely low-, very low-, low-, and moderate-income units constructed annually. If the inventory indicates a shortage of available sites, the City shall rezone sufficient sites to accommodate the City's RHNA. The City has identified residential capacity within the mixed-use zone to accommodate 2,868 units of the City's RHNA for lower-income households. To ensure sufficient residential capacity is maintained within this zone to accommodate the identified need, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government	Development of evaluation procedure for mixed-use zones to implement California Government Code Section 65863 by July 1, 2009	Planning staff completed a comprehensive review of the land inventory in 2010, 2011, and 2012 to ensure there were adequate sites to meet the City's RHNA. The City continued to have adequate sites throughout the planning period.

City of Elk Grove
General Plan Annual Progress Report – 2012 Plan Year

<p>Code Section 65863. Should an approval of commercial development result in a reduction of capacity within mixed-use zones below the residential capacity needed to accommodate the remaining need for lower-income households, the City will identify and zone sufficient site to accommodate the shortfall on land zones exclusively zoned exclusively for multifamily use at a minimum density of 20 units/acre.</p>	<p>H-1 Action 2 Consider amending the Zoning Code to include an RD-40 zone to assist in meeting the regional housing needs. As the City annually updates its vacant land inventory the City will evaluate the need for an RD-40 zone and/or identify an additional methodology to meet the RHNA shortfall.</p>	<p>Time Frame: Annually Responsibility: Development Services Funding Source: City Development Services Fund</p>	<p>The City completed annual reviews to ensure the City was meeting the RHNA during this planning period and did not amend the Zoning Code to create an RD-40 zone. The City plans to amend the Zoning Code to include an RD-40 zone near the beginning of the 2013-2021 planning period.</p>
<p>Projects shall continue to consider the City's housing needs and designate residential sites at densities consistent with the City's identified housing needs through a Specific Plan, rezoning, Special Planning Area, and/or annexation pre-zoning.</p>	<p>H-1 Action 3 Projects shall continue to consider the City's housing needs and designate residential sites at densities consistent with the City's identified housing needs through a Specific Plan, rezoning, Special Planning Area, and/or annexation pre-zoning.</p>	<p>Time Frame: The City will review its housing needs as projects are received by Development Services. Responsibility: Development Services Funding Source: City Development Services Fund</p>	<p>The 2003 General Plan identified a number of planning areas that require master planning prior to subsequent entitlements. All but one of these areas has been master planned. The remaining area, the Southeast Policy Area (SEPA), covers 1,200 acres and is at the southern end of the City between Kammerer Road and Bilby/Poppo Ridge Road. In July 2012, the City Council authorized the preparation of a master plan for the area as a City project. A portion of the 2013-2021 RHNA will be targeted for the SEPA as part of that effort. Adoption of the master plan is targeted for spring 2014.</p>
<p>H-1 Action 4:</p>	<p>Continue to exempt high density projects from the infrastructure requirements that are typically required in phasing plans for larger residential</p>	<p>Time Frame: Ongoing Responsibility: City Development Services Fund</p>	<p>The City exempted two affordable housing projects, the Ridge Apartments and Seasons Apartments.</p>

	development projects. This approach results in less up-front costs for high density developments because the infrastructure requirements are based on the needs of the individual high density project instead of the entire planned development.	Development Services Funding Source: City Development Services Fund	
H-1 Action 5	Continue to encourage the development of affordable multifamily projects in the newly created multifamily overlay (MF) zoning designation, which allows multifamily uses of 15.1 to 30 units per acre on sites that are identified for other uses, including commercial and office uses. In order to facilitate development of housing affordable to lower-income housing within the overlay, the City will prioritize assistance from Programs H-4 Action 1, H-4 Action 2, H-6 Action 1, H-6 Action 2, and H-6 Action 5 to housing within the mixed-use zones. In addition, the City will provide information about available parcels on its website to encourage the use of these sites.	Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development Services Fund	Within the City, the Vintage at Laguna II affordable housing project (69 units) developed in the MF overlay zone. The City provided assistance in the form of a \$5.6 million loan in 2011 and construction was completed in September 2012. The City did not provide information about available parcels on its website but does provide this information as requested.
H-1 Action 6	Continue to permit transitional housing and emergency shelters as a permitted use in the GC and M-1 zoning districts in the Elk Grove Zoning Code.	Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development Services Fund	The City continued to permit transitional housing and emergency shelters in the GC and M-1 zoning districts. There were no transitional housing or emergency shelter facilities opened in these zones during the planning period.
H-1 Action 7	Continue to allow emergency shelters and transitional housing with a conditional use permit in the RD-7 through -30 zones.	Time Frame: Ongoing Responsibility: Development	The City continued to allow emergency shelters and transitional housing with a conditional use permit in the RD-7 through -30 zones. There was no transitional housing or emergency shelter facilities opened in these zones during the planning period. In 2012, the City did purchase a property

**City of Elk Grove
General Plan Annual Progress Report – 2012 Plan Year**

		Services Funding Source: City Development Services Fund	within an RD-5 zone to use as a small transitional house (five persons plus one on-site manager).
H-1 Action 8	Continue to permit housing for agricultural employees as a permitted use in agricultural zones and housing serving six or fewer employees as a permitted use in all residential zones, in accordance with Health and Safety Code Sections 17021.5 and 17021.6.	Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development Services Fund	No interested developers or persons have requested approval of farmworker housing.
H-1 Action 9	Continue to provide for the development of mobile home parks by retaining the Mobile home Park zoning district in the Elk Grove Zoning Code.	Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development Services Fund	No interested developers or persons have requested approval of mobile home parks.
H-1 Action 10	Continue to allow the placement of manufactured housing on single-family lots in residential zones.	Time Frame: Annually Responsibility: Development Services Funding Source: City Development Services Fund	No interested developers or persons have requested approval of placement of manufactured housing on single-family lots in residential zones.
H-1 Action 11	Continue to require new development to be consistent with the development standards	Time Frame:	The City continues to require new development be consistent with the development standards described in the City's

City of Elk Grove

General Plan Annual Progress Report – 2012 Plan Year

	described in the Discharge Elimination System (NPDES) permit as described in the Conservation and Safety Elements of the General Plan.	National Pollutant Ongoing Responsibility: Development Services	National Pollutant Discharge Elimination System (NPDES)
H-2 Action 1	Continue to provide the opportunities for encourage the utilization of the City's density bonus and the construction of higher density residential projects by notifying developers of the City's new lot size standards adopted in 2006.	Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development Services Fund	The City continues to offer a density bonus consistent with state law.
H-2 Action 2	Continue to allow corner duplexes in single-family residential developments without a use permit.	Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development Services Fund	No interested developers or persons have requested approval of corner duplexes in single-family residential developments.
H-3 Action 1	Continue to encourage multifamily opportunities on sites meeting the following criteria: (a) proximity to public transit or bus service; (b) proximity to commercial and social services; (c) parcel size and configuration which enhances the feasibility of development; (d) lack of physical constraints (noise, wetlands); (e) provision for a variety of housing types and affordable housing	Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development	The City and the Affordable Housing Loan Committee continues to encourage multifamily housing on sites meeting these criteria by evaluating them as a part of considering funding requests.

City of Elk Grove

General Plan Annual Progress Report – 2012 Plan Year

<p>opportunities; (f) generally be no smaller than eight (8) acres and no larger than fifteen (15) acres unless a development request for rezone has been submitted that reasonably identifies that a smaller parcel will serve a special needs group or meet an affordable housing need and that the size of the parcel is appropriate to meet the housing need. This guideline will not serve as the primary basis of denial of a multifamily project and (g) other criteria deemed appropriate including integration of multifamily units within the larger adjacent neighborhood. Although not required, these criteria should be considered in the review of applications and proposals and for long-term general planning purposes for the siting of multi-family opportunity sites and will not be used to limit or constrain the development of multifamily projects. Note: Policy LU-6 in the Land Use Element includes criteria to be followed in determining multifamily sites. Applicant-initiated requests for rezone are subject to the City's Zoning Code and can be requested at any time.</p>	<p>Time Frame: Ongoing</p> <p>Responsibility: Development Services</p> <p>Funding Source: City Development Services Fund</p>	<p>Both of the City's recently built affordable housing projects, Ridge Apartments and Vintage at Laguna II, are close to transit and transit connections.</p>
<p>H-3 Action 2</p> <p>Support high density residential development along transit (e.g., light rail) corridors that provide regular service by placing high density residential or mixed-use sites near transit opportunities, where appropriate and feasible, when developing a new Specific Plan or Special Planning Area.</p>	<p>Time Frame: Ongoing</p>	<p>The City processed two affordable multi-family projects (a total of 271 affordable units) during the planning period.</p>
<p>H-4 Action 1</p> <p>Continue to focus efforts for the provision of affordable housing by maintaining the City's commitment to processing development projects</p>	<p>Time Frame: Ongoing</p>	<p>20</p>

**City of Elk Grove
General Plan Annual Progress Report – 2012 Plan Year**

<p>as efficiently as possible and by giving preference in the allocation of City resources (including funding and staff time) first to multifamily housing affordable to extremely low-, very low-, and low-income households, then to zero-lot line, or reduced setback, single-family housing, corner duplexes, and second dwelling units affordable to very low- and low-income households.</p>	<p>Responsibility: Development Services Funding Source: City Development Services Fund, Building and Planning Fees</p>	<p>Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development Services Fund, CDBG Program Funds (when available), Affordable Housing Trust Fund, Very Low Income Housing Trust Fund</p>	<p>The City committed \$15.3 million to two affordable multi-family projects in 2011. Funds used were the City's Affordable Housing Fund and the Very Low Income Housing Trust Fund.</p>
<p>H-4 Action 2 Continue to support affordable housing development through direct financial assistance and regulatory incentives.</p>			
<p>H-5 Action 1 Continue to encourage affordable housing and mixed-use development by offering a density bonus of up to 35 percent for single-family uses and/or multifamily uses to developments that provide more than the required number of affordable units.</p>	<p>Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development Services Fund</p>	<p>Vintage at Laguna I, built in 2003, used the City's density bonus program. No other projects have requested a density bonus.</p>	
<p>H-6 Action 1 Continue to assign Very Low Income Housing</p>	<p>Time Frame:</p>	<p>The City committed \$15.3 million to two affordable multi-</p>	<p>21</p>

City of Elk Grove

General Plan Annual Progress Report – 2012 Plan Year

	<p>Trust Funds, Affordable Housing Trust Funds, and pursue CDBG/HOME funds and other affordable housing subsidies for housing projects affordable to very low- and low-income households.</p>	<p>Ongoing Responsibility: Development Services</p> <p>Funding Source: Very Low Income Housing Trust Fund, Affordable Housing Trust Fund, CDBG and HOME Funds</p>	<p>family projects in 2011. Funds used were the City's Affordable Housing Fund and the Very Low Income Housing Trust Fund. The projects also received funding through CDLAC and TCAC.</p> <p>Time Frame: Ongoing</p> <p>Responsibility: Development Services</p> <p>Funding Source: City Development Services Fund, CDBG and HOME Funds (when available)</p>	<p>No predevelopment financing was requested by qualified nonprofit housing corporations in 2011.</p> <p>Time Frame: Ongoing</p> <p>Responsibility: Development Services</p> <p>Funding Source: City Development Services Fund, CDBG and HOME Funds (when available)</p>	<p>The City provides a waiver of the affordable housing fee on affordable housing projects and participate in the Sacramento County Regional Sanitation Board's fee waiver and deferral program to reduce impact fees for affordable housing development.</p> <p>Time Frame: Ongoing</p> <p>Responsibility: Development Services</p> <p>Funding Source: City Development Services Fund, Sacramento County Regional Sanitation Board</p>
H-6 Action 2	Continue to offer predevelopment financing assistance as needed through available federal, state, local, and private sources, including the HOME and CDBG programs, to assist affordable or special needs housing development being carried out by qualified non-profit housing corporations.				
H-6 Action 3	Continue to provide waivers of select fees to all affordable housing projects and participate in the Sacramento County Regional Sanitation Board's fee waiver and deferral program to reduce impact fees for affordable housing development, prioritizing developments that offer first-time homebuyer units.				

City of Elk Grove

General Plan Annual Progress Report – 2012 Plan Year

H-6 Action 4	Continue to offer affordable housing funding sources on a first-come, first-served basis consistent with the City's Affordable Housing Fund guidelines.	Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development Services Fund	The funds were offered in this manner for the two affordable projects approved in 2011. In August 2011, the City amended its Affordable Housing Program Guidelines to allow for issuance of an RFP when the affordable funds balances reach a total of \$5 million. This will better allow the City to encourage deeper rental subsidies and development consistent with the policies in H-3, Action 1.
H-6 Action 5	Continue to offer assistance to developers to encourage affordable housing development through the use of the Affordable Housing Fund and Very Low-Income Housing Trust Fund, density bonuses, and fee waivers.	Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development Services Fund, Building and Planning Fees	The City committed \$15.3 million to two affordable multi-family projects in 2011. Funds used were the City's Affordable Housing Fund and the Very Low Income Housing Trust Fund.
H-7 Action 1	Evaluate best practices for filling the affordability gap for potential first-time home buyers.	Time Frame: Annually Responsibility: Development Services Funding Source: City Development Services Fund	The City continued to work with NeighborWorks, HCD, and HUD to explore the most feasible options for offering down payment assistance to first-time homebuyers within the regulatory confines of individual funding sources.
H-7 Action 2	Continue to obtain HOME funds through the Sacramento Housing Redevelopment Agency agreement process to encourage homeownership through access to these funds for down payment assistance and by continuing the Affordable	Time Frame: Ongoing Responsibility: Development	Prior to 2011, the City was determined to be ineligible for continued participation in the SHRA HOME Consortium. However, the City pursued HOME funding through HCD, and in 2012 received a \$700,000 HOME award to provide homebuyer assistance.

**City of Elk Grove
General Plan Annual Progress Report – 2012 Plan Year**

	Home Ownership program, which provides fee waivers for affordable housing projects. Information on these programs will be available on the City's website.	Services	The Affordable Homeownership Program continued to be available to developers who requested it; the City received one request for information regarding the program in 2011, and the developer ultimately decided not to pursue participation in the program.
H-7 Action 3	Continue to partner with Neighbor Works to provide homeownership services such as homebuyer workshops currently hosted by the City on an as-needed basis.	Time Frame: Ongoing Responsibility: Development Services	The City continued to partner with NeighborWorks to provide access to homebuyer education and foreclosure counseling. Although no workshops were hosted by the City, many Elk Grove residents participated in the workshops held by NeighborWorks weekly at their Alhambra Boulevard location in Sacramento.
		Funding Source: City Development Services Fund	
H-8 Action 1	Continue to require all affordable housing developments subsidized by the City or required by the City to be deed restricted for a period of at least 45 years and monitor as necessary.	Time Frame: Ongoing Responsibility: Development Services	The two affordable housing developments funded by the City in 2011 will both be affordable for 55 years, pursuant to the terms of their tax credit financing.
		Funding Source: City Development Services Fund, Building and Planning Fees, Very Low Income Housing Trust Fund, Affordable Housing Trust Fund	
H-9 Action 1	Continue to promote and support energy efficiency in new construction by encouraging developers to utilize SMUD's Energy Efficient New	Time Frame: Ongoing	The developers of affordable multi-family housing were encouraged to work with SMUD and other utility providers to improve energy efficiency in their projects.

	Construction Program and other energy efficiency programs.	Responsibility: Development Services Funding Source: City Development Services Fund	
H-9 Action 2	Continue to require housing developers (both single-family and multifamily) to build a minimum percentage of units that meet Title 24, Tier II, or Tier III energy standards.	Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development Services Fund, Building and Planning Fees	The current baseline standards provide the same level of efficiency as Title 24 Tier II and Tier III, and therefore the City only uses its baseline standards.
H-9 Action 3	Continue to encourage participation in SMUD's PV (photovoltaic) Pioneer program by issuing PV system permits at no charge upon SMUD's approval.	Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development Services Fund	There have been 429 PV permits issued since 2008.
H-10 Action 1	Continue to allow flexibility in development standards such as smaller unit sizes and parking reduction for senior projects and by supporting development using universal design measures.	Time Frame: Ongoing Responsibility: Development Services Funding Source:	The City allowed for flexible development standards on the following senior projects: Seasons Apartments, Vintage at Laguna II Apartments, Carlton Plaza, and Camden Springs.

**City of Elk Grove
General Plan Annual Progress Report – 2012 Plan Year**

		Building and Planning Fees	
H-10 Action 2	Continue to encourage housing projects targeted to senior households by committing Affordable Housing Funds to projects for senior citizens.	<p>Time Frame: Ongoing</p> <p>Responsibility: Development Services</p> <p>Funding Source: City Development Services Fund</p>	In 2011, the City committed \$5.6 million from the Affordable Housing Fund to the Vintage at Laguna II project, a 69-unit affordable senior project. The City's inventory now includes 595 units in affordable senior complexes (29 percent of total affordable housing units). Additionally, many family complexes have one- and two-bedroom apartments that are suitable for seniors.
H-10 Action 3	Continue to contribute funding and work closely with other entities, such as Sacramento Self-Help Housing, to assess homeless needs and develop plans to address homelessness at a regional level. The City will annually meet with local service providers as well as with surrounding jurisdictions to assess the homeless needs of the region.	<p>Time Frame: Ongoing</p> <p>Responsibility: Development Services</p> <p>Funding Source: CDBG and HOME Funds (when available)</p>	In 2011, the City continued to fund Sacramento Self-Help Housing, increasing their funding level for the 2011-12 fiscal year in order to respond to increasing demand. The City also participates in an informal Homeless Solutions Committee that is focused on local solutions to homelessness as well as regional coordination; meetings are open to all, but are primarily attended by nonprofit groups and members of the faith-based community. The City holds an annual meeting to solicit feedback on the community's needs related to low-income persons (including the homeless).
H-10 Action 4	Continue to procure funding sources such as CDBG that will allow the City to contribute to agencies that provide services for persons with special housing needs including the homeless. As funding is available, the City will continue to support organizations serving people with special needs such as Sacramento Self-Help Housing, the Elk Grove Adult Community Training (EGACT), the Human Rights Fair Housing Commission, Elk Grove Senior Center, and Sacramento County Department of Human Assistance (Meals on Wheels).	<p>Time Frame: Ongoing; as NOFAs released</p> <p>Responsibility: Development Services</p> <p>Funding Source: CDBG, HOME and other funds if available</p>	The City continued to receive CDBG funding throughout the planning period and also made available local funding for several organizations serving special needs populations. In 2012, the City funded housing counseling through Sacramento Self-Help Housing, fair housing advice and investigation through the Human Rights/Fair Housing Commission, senior services (including meals and transportation) through the Senior Center, senior home-delivered meals through Meals on Wheels by ACC (a successor to the County agency), and improvements to the Elk Grove Adult Community Training facility. The City also continued work on the Grace House, a five-bed transitional house anticipated to open in 2013.

**City of Elk Grove
General Plan Annual Progress Report – 2012 Plan Year**

H-10 Action 5	Continue to provide assistance to agencies, such as Sacramento Self-Help Housing, that provide emergency shelter facilities for the homeless population, including alcohol and drug recovery programs, through the County Department of Human Assistance (DHA) and non-profit service providers.	Time Frame: Ongoing Responsibility: Development Services Funding Source: CDBG and HOME Funds	The City continued to fund Sacramento Self-Help Housing, which provides housing counseling to homeless and at-risk homeless persons; a portion of their funding was set aside for motel vouchers for those in need of emergency shelter. The City also funded the Elk Grove Food Bank, which provides a variety of social services and casework under its Support Works program. Local agencies make referrals to County programs as needed.
H-10 Action 6	Continue to support the creation and operation of transitional housing programs operated by Sacramento Self-Help Housing and other non-profit housing groups.	Time Frame: Ongoing Responsibility: Development Services Funding Source: CDBG and HOME Funds	In 2012, the City purchased a five-bedroom home to be used for transitional housing. Sacramento Self-Help Housing is expected to own and manage the transitional house, which will open in 2013.
H-10 Action 7	Continue to assist Sacramento Self-Help Housing in identifying sources of decent, suitable, and affordable shelter for homeless individuals and families sufficient to meet the City's identified needs.	Time Frame: Ongoing Responsibility: Development Services Funding Source: CDBG and HOME Funds	The City provided information on available affordable housing resources to Sacramento Self-Help Housing. In 2012, the City transferred two condo units to a subsidiary of Sacramento Self-Help Housing for use as permanent housing for extremely low-income households.
H-11 Action 1	Continue to update the affordable housing unit database and continue to provide information regarding affordable housing opportunities, both through direct response to inquiries and making information available on the City's website.	Time Frame: Ongoing Responsibility: Development	A list of the affordable housing opportunities in the City (including rental complexes and the homebuyer assistance programs) is available on the City's website and accessible to the public. The City's Housing Program Manager and AskElkGrove team respond to public inquiries.

City of Elk Grove
General Plan Annual Progress Report – 2012 Plan Year

		Services Funding Source: City Development Services Fund	Services Funding Source: City Development Services Fund	Services Funding Source: City Development Services Fund
H-12 Action 1	Continue to support affordable housing development and also encourage a diverse blend of housing options to promote the retention of households through the development of move-up housing for first-time homebuyers.	Time Frame: Ongoing Responsibility: Development Services	Time Frame: Ongoing Responsibility: Development Services	Time Frame: Ongoing Responsibility: Development Services
H-13 Action 1	Encourage the utilization of adopted changes to the development standards that accommodate and encourage a variety of housing development types including multifamily, low-income housing, and to identify incentives to be offered in association with density bonuses. Modifications may include reduced requirements for a Special Planning Area (SPA) including an affordable housing component and changes to curb, gutter, and sidewalk requirements, setbacks, and lot coverage.			
H-13 Action 2	Amend the Zoning Ordinance to ensure that transitional housing is considered a residential use and is subject only to those restrictions that apply to other residential uses of the same type in the same zone, consistent with Sections 65582, 65583, and 65589.5 of the California Government Code.			

H-13 Action 3	Amend the Zoning Ordinance to ensure that supportive housing types are defined according to Section 50675.14 of the Health and Safety Code, are considered a residential use, and are subject only to those restrictions that apply to other residential uses of the same type in the same zone, consistent with Sections 65582, 65583 and 65589.5 of the California Government Code.	Time Frame: December 2009 Responsibility: Development Services Funding Source: City Development Services Fund	In May 2011, the City Council adopted major updates to the Zoning Code to comply with SB2 requirements.
H-13 Action 4	Pursuant to SB 520 enacted January 1, 2002, amend the Zoning Ordinance to include a definition of family that provides zoning code occupancy standards specific to unrelated adults. In addition, the City will periodically analyze and determine whether there are constraints on the development, maintenance and improvement of housing intended for persons with disabilities. The analysis will include an evaluation of existing land use controls, permit and processing procedures, zoning and building codes. If any constraints are found in these areas, the City will initiate actions to address these constraints, including removing the constraints or providing reasonable accommodation for housing intended for persons with disabilities	Time Frame: December 2009 Responsibility: Development Services Funding Source: City Development Services Fund	In May 2011, the City Council adopted major updates to the Zoning Code to comply with SB520 requirements, including adding an updated definition of family and adding procedures for reasonable accommodations for persons with disabilities.
H-13 Action 5	Continue to review the appropriateness of reducing, waiving, and/or deferring fees for units affordable to extremely low-, very low-, and low-income households, including second dwelling units, senior housing, and apartment units, and housing for special needs groups, including agricultural employees, emergency/ transitional housing, and housing for persons with disabilities, and take subsequent action, as appropriate,	Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development Services Fund, Very Low Income Housing	The City provides a waiver of the affordable housing fee on affordable housing projects and continues participate in the Sacramento County Regional Sanitation Board's fee waiver and deferral program to reduce impact fees for affordable housing development.

**City of Elk Grove
General Plan Annual Progress Report – 2012 Plan Year**

	based upon this review to make the development of such units more financially feasible.	Trust Fund, Affordable Housing Trust Fund	
H-13 Action 6	Amend the Zoning Ordinance to include a definition of single room occupancy units (SROs) in accordance with AB 2634, which requires jurisdictions to explicitly allow SRO's in their zoning codes.	<p>Time Frame: December 2009</p> <p>Responsibility: Development Services</p> <p>Funding Source: City Development Services Fund</p>	In May 2011, the City Council adopted major updates to the Zoning Code to define and allow for SROs within the code.
H-13 Action 7	<p>To ensure continued compliance with the Employee Housing Act especially California Health and Safety Code Section 17021.5 and 17021.6, the City will review the zoning code for the following concerning employee housing:</p> <p>Employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation;</p> <ul style="list-style-type: none"> • For the purpose of all local ordinances, employee housing shall not be included within the definition of a boarding house, rooming house, hotel, dormitory, or other term that implies the employee housing is a business run for profit or differs in any other way from a family dwelling; • No conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same 	<p>Time Frame: December 2009</p> <p>Responsibility: Development Services</p> <p>Funding Source: City Development Services Fund</p>	In May 2011, the City Council adopted major updates to the Zoning Code to comply with all employee housing requirements outlined in the action.

	<ul style="list-style-type: none"> The use of a family dwelling for purposes of employee housing serving six or fewer persons shall not constitute a change of occupancy; <p>The review will ensure consistency with the following concerning employee housing consisting of no more than 36 beds in group quarters or 12 units or spaces designed for use by a single family or household:</p> <ul style="list-style-type: none"> Employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use; No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone; and The permitted occupancy in employee housing in an agricultural zone shall include agricultural employees who do not work on the property where the employee housing is located. 	H-14 Action 1 Continue to designate a staff planner to guide affordable housing development projects through the planning process and implement housing related programs and policy initiatives.	Time Frame: Ongoing	Responsibility: Development Services	Funding Source: All projects are assigned a staff person to guide the developer through the planning process. The Housing Program Manager implements all housing-related programs and policy initiatives.
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**City of Elk Grove
General Plan Annual Progress Report – 2012 Plan Year**

		City Development Services Fund	
H-14 Action 2	Continue to empower the Planning Director as the approving authority on all multifamily projects of 150 units or less, including affordable projects, that are consistent with General Plan and zoning requirements.	<p>Time Frame: Ongoing</p> <p>Responsibility: Development Services</p> <p>Funding Source: City Development Services Fund</p>	Within the planning period, the Planning Director administratively approved the Vintage at Laguna II and Camden Springs projects.
H-14 Action 3	Continue to conduct interdepartment coordination meetings to coordinate the early review of development projects and address policy concerns.	<p>Time Frame: Ongoing</p> <p>Responsibility: Development Services</p> <p>Funding Source: City Development Services Fund, Planning and Building Fees</p>	The City's Development Services team met monthly to discuss issues related to new developments, with the goal of streamlining the process from the developer's perspective.
H-15 Action 1	Continue to encourage more creative and flexibly designed projects with an affordable housing component through the use of the recently established Design Review Process, which eliminated minimum lot width and public street frontage requirements, thus creating more flexibility for higher density projects.	<p>Time Frame: Ongoing</p> <p>Responsibility: Development Services</p> <p>Funding Source: City Development Services Fund</p>	The City continues to allow for flexibility, but no recent project has needed it.
H-16 Action 1	Publish the drafted summary information handouts for residential developers to explain	<p>Time Frame: 2009</p> <p>Responsibility:</p>	Due to budget constraints, the City has been unable to publish informational handouts for residential developers to explain

City of Elk Grove

General Plan Annual Progress Report – 2012 Plan Year

	applicable Zoning Ordinance and General Plan requirements. Provide specific examples of projects meeting these requirements. Continue to train staff in the residential project review process to ensure consistency in the application of all City standards.	Development Services Funding Source: City Development Services Fund	applicable Zoning Code and General Plan requirements. This information is available upon request or on the City's website.
H-17 Action 1	Continue to annually review the Housing Element to determine its effectiveness and its consistency with the General Plan, as part of the annual review required by Government Code Section 65400. Report to the Planning Commission and City Council the findings of this review and suggest changes if needed.	Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development Services Fund	The City annually reports on the progress of the Housing Element and submits the annual report to HCD.
H-18 Action 1	Continue to operate the Owner Occupied Housing Rehabilitation Program that assists very low- and low-income households occupying housing in need of repair.	Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development Services Fund, CDBG and HOME Funds	The City continued to offer the Owner-Occupied Rehabilitation program through June 30, 2012, and advertised it through the City newsletter (delivered to all households in the City) and through waste bill inserts. Despite this, the City received only one eligible application. On July 1, 2012, the City rolled out a new Minor Home Repair program that offers forgivable loans of up to \$10,000 to low-income homeowners whose homes have one or more health and safety hazards.
H-18 Action 2	Continue to refer individuals interested in utility assistance to the appropriate local energy provider, usually SMUD, which offers many programs to assist with utility costs.	Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development Services Fund	The City continued to refer persons needing utility assistance to SMUD and PG&E programs. The City also referred people who had received a three-day shutoff notice to South County Services, which receives federal funding to provide emergency utility assistance.

City of Elk Grove

General Plan Annual Progress Report – 2012 Plan Year

H-18 Action 3	Continue to market the Emergency Repair program to senior households by sending program information in the City's monthly newsletter and by posting information on community boards especially in mobile home park communities.	Time Frame: quarterly Responsibility: Development Services Funding Source: CDBG and HOME Grants	The City published two articles on the housing repair programs in the City's newsletter in 2011, and continued to advertise housing repair programs in 2012. Over the planning period, the City made 11 housing repair loans, six of them to seniors.
H-18 Action 4	Continue to perform a bi-annual review of City neighborhoods to identify areas that appear to be in decline and provide information on available housing rehabilitation programs to neighborhood residents.	Time Frame: 2009, 2011, 2013; as needed Responsibility: Development Services Funding Source: CDBG Funds	Pursuant to HUD direction, the City advertised the housing rehab programs citywide in order to have the greatest potential audience. The City's code enforcement staff is aware of the City's housing "repair" programs and encourages homeowners with violations to apply for assistance.
H-18 Action 5	Continue to enforce the City code, including the building code on a case-by-case basis for market-rate units and affordable projects.	Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development Services Fund, CDBG Funds	The City continued to enforce the Building Code and other codes on all residential development.
H-18 Action 6	Continue to carry out Neighborhood Preservation activities to ensure the quality of the housing stock and residential neighborhoods. Remove unsafe or dilapidated housing through the Neighborhood Preservation Program.	Time Frame: Ongoing Responsibility: Development Services	The City's code enforcement staff continued to enforce the City's code relative to housing quality and safety in all residential neighborhoods. The City implemented its Neighborhood Stabilization Program grant, a portion of which was used to acquire foreclosed homes in poor condition and rehab them prior to resale to low-income households.

**City of Elk Grove
General Plan Annual Progress Report – 2012 Plan Year**

		Funding Source: CDBG and HOME Funds	
H-18 Action 7	Explore available mechanisms that prohibit tax deductions for owners of substandard rental units cited for code violations.	Time Frame: December 2009 Responsibility: Development Services Funding Source: City Development Services Fund	The City will further explore this action in the 2013-2021 planning period.
H-19 Action 1	The City Public Works staff will continue its regular inspections of all City-owned infrastructure facilities to ensure that the systems are adequately maintained and do not contribute to the deterioration of neighborhoods.	Time Frame: Ongoing Responsibility: Development Services Funding Source: City Development Services Fund	The City's Public Works and Facilities staff continued their inspection and maintenance efforts related to City-owned infrastructure throughout the planning period.
H-20 Action 1	If the one mobile home park in the City is in danger of being removed from the housing stock, partner with tenant associations or a non-profit organization to provide assistance to mobile home park tenants in preserving their homes through the state Mobile Home Park Resident Ownership Program (MPROP) when appropriate.	Time Frame: Work with tenant associations as need arises Responsibility: Development Services Funding Source: MPROP, CDBG and HOME Funds	There was been no indication that the City's only mobile home park was in danger of being removed from the housing stock. The homes in the park are generally well-maintained and the park ownership and management appears to be stable.
H-21 Action 1	Monitor and evaluate the conversion of rental	Time Frame:	There were no condominium conversions during the planning

**City of Elk Grove
General Plan Annual Progress Report – 2012 Plan Year**

	housing units to condominiums in order to assist in amending of the land use plan to provide for additional multifamily areas if necessary.	Annually	Responsibility: Development Services	period.
			Funding Source: City Development Services Fund	
H-21 Action 2	Continue to utilize the condominium conversion ordinance as necessary. Requirements and evaluation factors of the ordinance include rental vacancy rate (the vacancy rate shall be determined through an annual market-rate rental survey), maximum number of units allowed to convert annually, relocation assistance to tenants, and affordability of units.	Time Frame: Ongoing	Responsibility: Development Services	No condominium conversions were proposed during the planning period. Given the current market, many condominiums have been converting to apartments.
			Funding Source: City Development Services Fund	
H-22 Action 1	Continue to provide information about fair housing choices to residents by distributing the fair housing brochures produced by the Sacramento Human Rights/Fair Housing Commission to all rental units and public locations throughout the City. The brochures will also be supplied to the Elk Grove Police Department for distribution.	Time Frame: Ongoing	Responsibility: Development Services	The City continued to refer persons with fair housing questions to the Human Rights/Fair Housing Commission. The HRFHC, due to budgetary constraints, no longer prints large quantities of the Fair Housing Handbook, but it is available on their website and the City will print it on demand for interested persons.
			Funding Source: City Development Services Fund	
H-22 Action 2	Continue to comply with federal and state anti-discrimination laws.	Time Frame: Ongoing	Responsibility: Development Services	The City continued to comply with federal and state anti-discrimination laws.
			Funding Source: City Development	

**City of Elk Grove
General Plan Annual Progress Report – 2012 Plan Year**

		Services Fund	
H-22 Action 3	Promptly address complaints of discrimination in the sale, rent, and development of housing. Continue to fund the Fair Housing Commission and work closely with Sacramento Human Rights/Fair Housing Commission to address fair housing complaints.	<p>Time Frame: Ongoing</p> <p>Responsibility: Development Services</p> <p>Funding Source: City Development Services Fund</p>	The City continued to provide funding to the Human Rights/Fair Housing Commission; in 2011, HRFHC received \$25,000 and in 2012, they received \$10,000. In addition to investigating complaints, HRFHC used their funding to conduct proactive audits of rental property discrimination as well as to provide tenant/landlord advice.
H-22 Action 4	Continue to enforce the City's Design Guidelines, which require a minimum of one on-site amenity for multifamily development. These amenities may include childcare centers, clubhouses, or other recreational facilities.	<p>Time Frame: Ongoing</p> <p>Responsibility: Development Services</p> <p>Funding Source: City Development Services Fund, Planning and Building Fees</p>	<p>The City continues to enforce the Design Guidelines, which require a minimum of one on-site amenity for multifamily development. Amenities associated with recent multifamily projects include:</p> <ul style="list-style-type: none"> • Ridge Apartments: pool, clubhouse, playground, business center • Vintage at Laguna II: clubhouse, fitness center, spa • Carlton Plaza: community rooms (assisted living) • Camden Springs: movie theater, recreation center, and many other amenities
H-23 Action 1	Maintain and update the City's affordable housing database as a mechanism to monitor and identify units at risk of losing their affordability subsidies or requirements.	<p>Time Frame: Annually</p> <p>Responsibility: Development Services</p> <p>Funding Source: City Development Services Fund</p>	The City continued to maintain the affordable housing database. No units were identified as being at risk of losing their affordable housing status in during the planning period.
H-23 Action 2	Continue to work with federal, state, and non-profit housing organizations, such as Sacramento Housing and Redevelopment Agency, that	<p>Time Frame: Annually evaluate and apply for funding</p>	The City was not aware of any affordable complexes wishing to convert to market-rate housing during the planning period. The majority of the City's affordable multifamily housing stock was

	<p>function to purchase or fund the purchase of subsidized, at-risk complexes that the owner wishes to convert to market rate and annually evaluate the need for the City to establish a program to preserve affordable units at risk of conversion.</p>	<p>as necessary.</p> <p>Responsibility: Development Services</p> <p>Funding Source: City Development Services Fund</p>	<p>built relatively recently in time and will be deed-restricted for the foreseeable future.</p>
H-23 Action 3	<p>Participate with the California Housing Finance Agency, developers using mortgage revenue bond allocations, and lending institutions to preserve and/or replace subsidies for federally assisted housing with expiring Section 8 subsidies.</p>	<p>Time Frame: When necessary</p> <p>Responsibility: Development Services</p> <p>Funding Source: City Development Services Fund</p>	<p>The City was not aware of any federally-assisted housing with expiring Section 8 subsidies during the planning period.</p>